

LUNENBURG PLANNING BOARD TOWN OF LUNENBURG

Joanna L. Bilotta-Simeone, Chair
Nathan J. Lockwood, Vice-Chair
Damon McQuaid, Clk.
Kenneth Chenis, Mbr.
Matthew Allison, Mbr.



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Adam R. Burney
Land Use Director

Minutes Public Hearing(cont'd) Highfield Village February 23, 2015

Meeting Posted: Yes

Time: 6:35 PM

Place: Town Hall, 17 Main Street, Lunenburg, MA 01462

Present: Nathan J. Lockwood, Damon McQuaid, Kenneth Chenis, Matthew Allison, Adam R. Burney

Absent: Joanna L. Bilotta-Simeone

Vice Chair N. Lockwood opened the Hearing continuation. Hearing is to hear and discuss a definitive plan per the Rules and Regulations Governing the Subdivision of Land and Section 5.6. Cluster Development of the Protective Bylaw of the Town of Lunenburg for construction of sixty-six (66) dwelling units off the south side of Northfield Road between Massachusetts Avenue (Map 057, Parcel 0031) and Northfield Road (Map 037, Parcel 0009).

The Hearing was continued from November 10, 2014. On November 10, 2014 the Project Engineer, Kent Oldfield, via electronic mail shortly prior to that evening's meeting, requested a continuation. The continuation was requested to the first Board meeting in February in order for K. Oldfield to address the 157 items brought forth by David E. Ross Associates review letter. Due to inclement weather, Town offices were closed on Monday February 9th; therefore, the continuation was postponed to February 23, 2015.

John Godfrey, project developer, spoke to the Board, noting that revised plans were submitted to Reviewing Engineer Rob Oliva, David E. Ross Associates, during the week of February 16th. J. Godfrey opined that all issues have been addressed. In order to give R. Oliva sufficient time to review the latest revision, he requested a continuance to either the last Board meeting in March or the first meeting in April.

N. Lockwood opened up the floor to concerns of the public.

Concerns were voiced by the following citizens:

Robin Brideau, 897 Northfield Road

Judith Brideau, 897 Northfield Road

Jim Rivers, 909 Northfield Road

Irene Rivers, 909 Northfield Road

Daniel Mathieu, 914 Northfield Road

Josephine Smith, 919 Northfield Road

Increase in number of school students

Effect on the water table with the increase in houses

Will water lines be brought in?

Will taxes increase with placement of sewer line?

Surrounding residents are on well systems. Concerned with any impact from drilling that may take place.

Size of houses

Additional burden on fire/police departments

Traffic concerns

Traffic generated from 66 new homes

Northfield Road is narrow. Will be difficult to handle increase in traffic.

Any installation of traffic lights at intersection of Rt. 13 and Northfield Road?

Should be more than one ingress/egress

There was much concern over the single ingress/egress on Northfield Road. K. Oldfield responded that he had been informed by the previous Planning Board that MassDOT did not want an ingress/egress on Massachusetts Avenue. In addressing above concerns he noted a traffic report had been prepared. Lane widening is planned at both ends of Northfield Road (Chase Road and New West Townsend Road). Conduit will be installed for the possibility of future lights at Rt. 13. There will be a secondary access on Pope Road for emergency vehicles. Minimum house size is 2,400 sq. ft. Water will be supplied from the tower on Pope Road. There will not be any drilling for wells. There will be trail easements throughout the site from Northfield Road to Massachusetts Avenue. Site will be entirely sewer; no septic. Sewer will be gravity flow from Northfield Road, down Maple Parkway, to White Street, to Massachusetts Avenue. A pre-blasting survey was done.

A. Burney noted that the applicant would have to pull a permit from the Fire Department to do blasting. This would be done at the beginning of the project. Residents concerned with foundations cracking with blasting and asked if the pre-blasting survey also encompasses septic systems. A. Burney to research. A resident opined that it sounded as if this project was already a "done deal". A. Burney responded that under Massachusetts General Law, if it complies with the rules and regulations of the Town, it cannot be denied. If denied by the Board, it would open the Town up to litigation. The Board can place mitigating measures on the project.

K. Chenis noted that this is a two-phase project and will be done taking into account the Town's infrastructure.

M. Allison voiced his concern with a single access to the development. Dead-end street length under the Rules and Regulations Governing the Subdivision of Land is 650 feet and the single drive to 66 homes is over 2000 feet.

D. McQuaid suggested that for the next continuation the Project Engineer have a zoomed-out site plan for better viewing.

K. Chenis requested the Planning Office provide a summarization of major points previously covered so the current Board does not duplicate work from a previous Board.

D. McQuaid, Motion to approve project extension and continue hearing to April 13, 2015, Second, K. Chenis. All aye.